

PLANNING BOARD  
Minutes - June 5, 1972

Members Present: Herndon, Cogswell, Evans, Heath, Kulmala and Thomson

The first item of business concerned approval of the J & E Subdivision on River Road which received conditional approval at the May 16 meeting. A letter was sent to this effect to Mrs. Cochran, Town Clerk. Mr. Herndon knew of no appeals received to date. Mr. Dave Perley had notified the Board that the engineering details were satisfactory to him and Mr. Melone, Town Counsel, said all the legal papers were OK. A letter had been received from Mr. Nilson of the Carlisle Board of Health giving general approval to the subdivision with certain qualifications.

Mr. Herndon had contacted Mr. Burkes, President of Deck House, and Mr. Burkes did not entirely agree with the names of the roads. Further discussion was held on road names and the Planning Board voted and gave approval to the following:

Nowell Farme Road  
Fern Lane  
Garnet Rock Lane  
High Suffolk Lane  
Long Ridge Road

In accordance with the recommendation of Roger Davis, the turn-around design in Fern Lane will have a 45 foot wide pavement and an island with a 25 foot radius.

The question was raised as to when the Town will become the owner of record of the foot path and the fire hole. Town Counsel will probably not have this recorded until the fire hole has been installed and checked, then both parcels will be recorded at the same time.

The Board agreed to sign the plans and Mr. Finigan will return the plans with the road name changes made within a few days. A letter from Mr. Hannaford with regard to the access road is still needed. Mr. Melone will send such a letter to Mr. Hannaford for his signature.

Mr. Herndon had received a letter from Mr. Melone regarding town liability with regard to easements. Briefly, the town does bear liability on easements.

The Finance Committee will be unable to meet with the Planning Board during the month of June; however, the Planning Board will meet with the Long Term Capital Requirements Committee on June 19. There

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will be a "Town Meeting of Town Officials" on June 21.

Betty Bingham and Mary Ann McCarter were present to ask the support of the Planning Board for the League of Women Voters' study of bike paths and foot paths for the town. The study would be regarding paths along existing paths and roads. It was said that it would be nice to have a map of existing trails and paths in addition to the bicycle paths. The League will send out a questionnaire to determine the interest of the town and they expect to at least make a master plan and to determine what would be the total cost to the town and also the long term cost. They would also like to determine whether they should have an all weather road and should it be maintained all year. The real problem would be maintaining a path when it goes through wooded areas. There is some Federal money available for paths and trails for non-motorized use. The thrust is to get more people interested in non-motorized, non-polluting, safe recreation. It was reported that the maintenance per square foot on these paths is quite high because there is no drainage taken into consideration when they are constructed.

The next item of business was consideration of the Planning Board Rules and Regulations Review - 1972 dated March 14, 1972.

"(1) Items considered to date and agreed upon :

- a. To add a paragraph "r" to Section 3 B to read:  
'No proposed names of proposed streets shall be shown on any plan until said names have been approved by the P. B.'

After much discussion it was resolved that since street names are supposed to appear in pencil on definitive plans, this item will be left as is.

- b. " To eliminate Section 6 - Small Subdivisions.

This item was passed over after much discussion and it will be considered again at the next meeting. The question was raised why should the town be involved in road construction that will never be acceptable to the town. It should require a road that it can assume the responsibility for.

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- c. "No special fire alarm wiring required. The alarm system will work through the standard telephone system. No rule required."

This decision received no discussion as a decision was reached before as a result of a special report made by Joe Maccone.

"(2) Items on which final positions have not been taken:"

- a. "Completion Time Limit" - Mrs. Kulmala offered to check and see what other towns do regarding this so the item was passed over.
- b. "Section 3 B 2 o - change to two-foot contour interval (from 10')." This change was made on the recommendation of Dave Perley. It was approved by the Board.
- c. "Section 3 B 2 q - after 'within 40' of the sidelines of such street' add: ', including trees of major size and shrubbery that impairs sightlines and visibility at corners and intersections.'" The question was raised whether definite dimensions should be placed on this or do you leave it to judgment. No decision was reached.

The question was also raised as to whether Section III B 2 m on Page 4 should be eliminated. This will be discussed further.

The meeting was adjourned at 10:25 P.M.

Respectfully submitted

  
Patricia A. Macqueene